Jan 26 | 01 PM '98

0041619

PROPOSED LOT LINE CHANGE
LAND OF
NATALIE T. POND
NEAL A. & ELLEN S. POND
IN
HAMPTON FALLS, NH

SCALE:1"=200' MAY 1998 REVISED JUNE 1998

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

5/11/98
6/2/98

200 0 100 200 400 800
1 INCH EQUALS 200 FEET

APPROVED BY THE HAMPTON FALLS PLANNING BOARD
DATE June 23, 1998
Ralph E. Poste
Ralph E. Poste
Vice Chairman

N/F CHRISTOPHER G. BIGGI
SEE RCRD 1657-029
SEE RCRD 357-424, RCRD 405-379
TAX MAP 1 LOT 47

N/F LA FIESTA ENTERPRISES INTERNATIONAL TRUST
RCRD 2886-0732
SEE RCRD PLAN #D12593
RCRD PLAN #D16424
TAX MAP 1 LOTS 30-1,2,3

N/F SICARD
N/F GRUHN
N/F MELIA
N/F ANTHONY
SEE DETAIL A
WEARE ROAD (NH RT 107)
1-1-0 SEABROOK N/F TOWN OF SEABROOK

REFERENCE UNRECORDED DEED IN POSSESSION OF BURTON W. POND:
JOHN CHASE TO JOHN WEARE
DECEMBER 6, 1851
4 ACRES 142 RODS

ADDITIONAL DEED REFERENCES FOR SURVEYED LAND:
RCRD 125-022
RCRD 153-220
RCRD 153-239
RCRD 255-268
RCRD 255-269
RCRD 288-088
RCRD 303-380
RCRD 312-391
RCRD 319-265
RCRD 319-266
RCRD 325-401
RCRD 328-328
RCRD 476-045
RCRD 628-322
RCRD 854-148
RCRD 943-311
RCRD 1225-056

WINKLEY BROOK (SEE NOTE 4)

N/F RAND LUMBER, INC.
RCRD 1576-055
SEE RCRD 1304-346
TAX MAP 1 LOT 33

N/F GAIL C. DIGIANDOMENICO
RCRD 2553-456
SEE RCRD 1338-112
TAX MAP 1 LOT 34

REF RCRD PLAN D12593

N/F LATONA PROPERTIES, INC.
RCRD 3153-1660
SEE RCRD 284-256
TAX MAP 1 LOT 18

N/F PAGE REVOCABLE LIVING TRUST
RCRD 2245-1255
TAX MAP 1 LOT 24

LOT 1
5.54 ACRES±
241230 SF±
(TAX MAP 1 LOT 23)

PARCEL A
REMAINING LAND
102.40 ACRES±
TO BE COMBINED WITH TRACT 1
(ADJACENT LAND OF NEAL & ELLEN POND)

HAMPTON FALLS TOWN LINE
SEABROOK
WEARE ROAD
HAMPTON ROAD
FRONTAGE: 289.50'

N/F GEORGE JABRE
RCRD 2655-1903
SEE RCRD 719-343
TAX MAP 1 LOT 19

EXISTING LOT LINE TO BE ELIMINATED

TRACT 1
NEAL & ELLEN POND
7.8 ACRES±
(SEE NOTE 2)
(TAX MAP 1 LOT 23-1)

EXIS HOUSE

POND
(SEE NOTE 4)
FALLS
RIVER

N/F BURTON W. & JUNE POND
RCRD 1402-191
TAX MAP 1 LOT 22

AMY DR
MILL LANE
SEABROOK
HAMPTON FALLS

N/F RICHARD B. MERRILL JR.
TAX MAP 1 LOT 21

N/F JOHN A. & KELLY J. WALOR
TAX MAP 1 LOT 21-1

N/F KRISS A. KLIEGLE
TAX MAP 1 LOT 22

TOWN LINE

SEABROOK ABUTTERS
1-8-0 N/F LOUISE M. TAYLOR TRUST
1-9-0 N/F MARSHALL & MARIE BENNETT
1-10-0 N/F IRENE GREENE
1-11-0 N/F SYLVIA D. MCALLISTER & JOSEPH J. ZYSK, JR.
1-11-3 N/F SCOTT J. & TIA L. WATTS
1-18-0 N/F MERRIMAN FAMILY TRUST
1-1-0 N/F TOWN OF SEABROOK
4-5-1 THOMAS & SYLVIA MELICAN

DETAIL A
SCALE: 1"=100'
N/F LA FIESTA ENT. INT. TRUST
N/F PHILIP C. & MARJORIE SICARD
RCRD 1670-349
TAX MAP 1 LOT 29
N/F WANDA V. GRUHN
RCRD 1974-284
RCRD 1271-032, RCRD1290-283
TAX MAP 1 LOT 28
N/F KATHERINE M. MELIA
RCRD 2279-814
RCRD PLAN B2385
N/F DANIEL P. ANTHONY
SEE RCRD 2286-944
TAX MAP 1 LOT 26
N/F PAGE REVOCABLE LIVING TRUST
WEARE ROAD (RT 107)
1-1-0 SEABROOK N/F TOWN OF SEABROOK
DETAIL 1 NOT TO SCALE

DETAIL B NOT TO SCALE
DETAIL C NOT TO SCALE
DETAIL D NOT TO SCALE
DETAIL E NOT TO SCALE

LOCATION PLAN NOT TO SCALE
LOCUS
NASON ROAD
SOUTH RD
CRANK ROAD
GOODWIN ROAD
RTE 84
ROUTE 107
WEARE RD
HAMPTON FALLS
MILL LANE
SEABROOK

NOTES

1. OWNER OF RECORD: LOT 1 AND PARCEL A
   NATALIE T. POND
   BURTON W. POND (POWER OF ATTORNEY)
   11 WEARE ROAD, HAMPTON FALLS, NH 03844
   TAX MAP 1 LOT 23, LOCUS ADDRESS 15 WEARE ROAD
   ZONING CLASS: RESIDENTIAL-AGRICULTURAL WETLANDS CONSERVATION DISTRICT
   TITLE REFERENCE: RCRD 1376-238
2. OWNER OF RECORD: TRACT 1
   NEAL A. & ELLEN S. POND
   37 MILL LANE HAMPTON FALLS, NH 03844
   TAX MAP 1 LOT 23-1
   BOUNDARY SURVEY OF TRACT 1 WAS PERFORMED BY OTHERS AND REPRODUCED FROM RCRD PLAN D10600 (WITH BEARING ROTATION 02°04'53")
   TITLE REFERENCE: RCRD 2406-1704
   RCRD 2442-1750
3. EXISTING SINGLE FAMILY DWELLING ON LOT 1 IS SERVICED BY TOWN WATER AND ON-SITE SEWAGE DISPOSAL. NO NEW DEVELOPMENT IS PROPOSED IN CONJUNCTION WITH THIS PLAN. *EXISTING UTILITIES IN WEARE ROAD & MILL LANE: GAS, OVERHEAD ELEC, TEL, CATV, TOWN OF SEABROOK MUNICIPAL WATER & SEWER.*
4. LOCATION OF WATERWAYS SHOWN IS DERIVED FROM USGS DATA AND IS TO BE CONSIDERED CONCEPTUAL ONLY. NO FIELD LOCATION OF WATER COURSES HAS BEEN PERFORMED.
5. VARIANCE FOR LOT 1 PENDING: * ~~250~~ *NO VARIANCE REQUIRED - PER ZBA OPINION - 5/28/98*
   BUILDING CODE ARTICLE 7.13
   ZONING ORDINANCE: ARTICLE 10 (DEFINITION OF LOT)
6. LOT 1 DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 330133 0010B.
7. LAND OF NATALIE T. POND:
   EXISTING AREA: 107.94 ACRES±
   PROPOSED AREA (LOT 1): 5.54 ACRES±
   LAND OF NEAL & ELLEN POND:
   EXISTING AREA: 7.8 ACRES±
   PROPOSED AREA: 110.2 ACRES±

LEGEND

FND IP ○	FOUND IRON PIPE
SET IP ○	SET 3/4" IRON PIPE W/CAP
FND IPIN ○	FOUND IRON PIN (REBAR)
FND SB ■	FOUND STONE BOUND
○○○○○○○○	STONE WALL
- - - - -	GUARDRAIL
DH	DRILL HOLE
SET SPK	SET 12" SPIKE
⊗	OLD WELL (NOT IN USE)
—x—x—	REMAINS WIRE FENCE

250

D-26378